



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXTENDED 3 BEDROOM BUNGALOW WITH A PRIVATE REAR GARDEN & LOTS OF
OFF-ROAD PARKING SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL
SHOPS & MAIN LINE TRAIN STATION.
NO FORWARD CHAIN**



West Mill Crescent, Carey, Wareham BH20 4BW

PRICE £400,000



Location:

This delightful bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5-minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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The Property:

This extended bungalow is accessed via an opaque upvc double glazed front door leading through into the spacious entrance hallway where there is access to the loft via a hatch & a radiator.

The lounge has sliding patio doors out to the conservatory & two upvc double glazed windows to the side aspect. There is a radiator & a fireplace with an inset gas fire, brick surround & tiled base.

The conservatory is upvc double glazed with a sliding door out to the rear garden. There are electrical points, a radiator & a polycarbonate roof.

The kitchen/breakfast room is an extended room with a matching range of cupboards at base & eye level with drawers & display shelving. A sink with side drainer is set into the work surface with splashback tiling surrounding. A four-ring electric hob is set into the work surface with extractor above & a double oven to the side. There is space & plumbing for a washing machine & a dishwasher, plus space for an additional white appliance & for an upright fridge/freezer. A upvc double glazed window looks out to the rear garden with a further window to the side aspect with an opaque upvc double glazed door & a radiator.

The master bedroom enjoys a double aspect with upvc double glazed windows to the front aspect & to the side. The room has a radiator & a range of wardrobes, cupboard, drawers & a dressing table.

Bedroom 2 is a double sized room with a upvc double glazed window to the front aspect & a radiator.

Bedroom 3 is a single sized room that could be used as a home office if desired but could also be used as a single room, it has a upvc double glazed window to the side aspect & a radiator.

The family bathroom has a corner bath with a wall mounted electric shower, a wc & a wash hand basin set into a vanity unit with storage below & drawers to the side. There is an airing cupboard housing the hot water tank with slatted shelving above, a radiator, a mirror fronted cabinet & two opaque upvc double glazed windows to the side aspect.

The separate cloakroom comprises of a wc & a wash hand basin with splashback tiling surrounding. There is a radiator & two opaque upvc double glazed windows to front & to side aspects.

Garage & Parking:

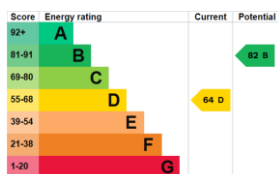
The extensive brick paved driveway provides off road parking for a number of vehicles leading up to a carport & in turn a pitched roof garage which has an up & over door, power & light.

Garden:

The enclosed rear garden is predominately laid to lawn with borders, a pebbled seating area & a hard standing area for a shed. At the rear of the garage is a gardeners shed. The front garden is laid with easy maintenance in mind with a number of mature shrubs, gravel & a seating area.

Measurements:

Lounge	15'5" (4.70m) x 11'9" (3.59m)
Kitchen	14'10" (4.54m) x 12'2" (3.71m)
Conservatory	14'10" (4.54m) x 7'6" (2.29m)
Bedroom 2	10'11" (3.33m) x 9'11" (3.04m)
Bedroom 3	9'10" (3.01m) x 6'11" (2.11m)
Bathroom	8'6" (2.60m) x 7'10" (2.39m)
Garage	15'7" (4.57m) x 8'3" (2.53m)



The graph shows this property's current and potential energy rating.



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Dorset, BH20 4LR
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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.